013.0	0003	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,106,400 / 1,106,400
					USE VALUE:	1,106,400 / 1,106,400
					ASSESSED:	1,106,400 / 1,106,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10	-12	MARY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SERABIAN DAVID &
Owner 2:	SERABIAN TRACY WALLACE
Owner 3:	
Street 1:	96 OAKLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SERABIAN DAVID -
Owner 2:	-
Street 1:	10 MARY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .113 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Wood Shingle Exterior and 3413 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4938.000	646,800	5,100	454,500	1,106,400
Total Card	0.113	646,800	5,100	454,500	1,106,400
Total Parcel	0.113	646,800	5,100	454,500	1,106,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 324.17 | /Parcel: 324.17

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct: 10213

GIS Ref:

GIS Ref:

Insp Date: 05/09/09

!1264!

PREVIOUS ASSESSMENT

Parcel ID: 013.0-0003-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	646,800	5100	4,938.	454,500	1,106,400		Year end	12/23/2021
2021	104	FV	617,900	5100	4,938.	454,500	1,077,500		Year End Roll	12/10/2020
2020	104	FV	618,100	5100	4,938.	454,500	1,077,700	1,077,700	Year End Roll	12/18/2019
2019	104	FV	454,300	5100	4,938.	482,900	942,300	942,300	Year End Roll	1/3/2019
2018	104	FV	454,300	5100	4,938.	352,200	811,600	811,600	Year End Roll	12/20/2017
2017	104	FV	426,700	5100	4,938.	306,800	738,600	738,600	Year End Roll	1/3/2017
2016	104	FV	426,700	5100	4,938.	261,300	693,100	693,100	Year End	1/4/2016
2015	104	FV	381,300	5100	4,938.	255,700	642,100	642,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:46:10

LAST REV

Date	Time
01/31/18	08:06:55
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 1264

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SERABIAN DAVID,	64500-238		11/13/2014	Convenience	1	No	No		
RISITANO ANTHON	29484-237		12/7/1998		350,000	No	No		Y

USER DEFINED

Prior Id # 1:	10213
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/5/2017	1143	Redo Kit	16,600	C				
2/25/2008	153	Porch	2,500	C		G9	GR FY09	replace rotted por
10/18/1999	706	Addition	22,500					DORMER, ADDITION
4/28/1999	227	Redo Kit	8,000					REMODEL KITCHEN
1/4/1999	1	New Wind	1,000					REPLACE WINDOW

ACTIVITY INFORMATION

Date	Result	By	Name
1/31/2018	Mail Update	EMK	Ellen K
5/9/2009	Measured	372	PATRIOT
10/18/1999	Inspected	267	PATRIOT
10/4/1999	Mailer Sent		
10/4/1999	Measured	163	PATRIOT
10/1/1981		TF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4938		Sq. Ft.	Site		0	80.	1.15	1									454,513						454,500	

Total AC/HA:	0.11336	Total SF/SM:	4938	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total: 454,513	Spl Credit	Total: 454,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.95764720
Const Adj.:	0.98000199
Adj $ / SQ:	168.929
Other Features:	144500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	794585
Depreciation:	147793
Depreciated Total:	646792

COMMENTS

HST ADD/ RENOV IN PROGRESS RE-CHK 2001.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	1999
Kitchen:	1999
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

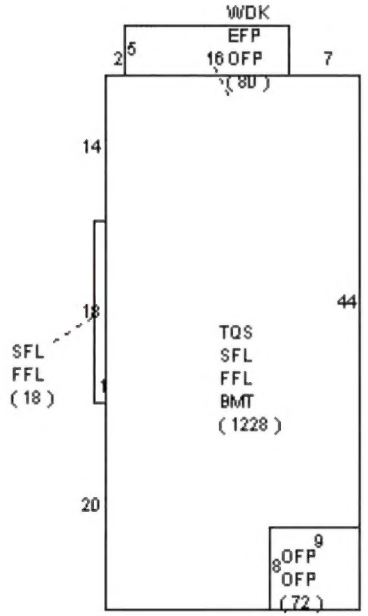
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	168.93
Special Features:	0	Val/Su Net:	128.72
Final Total:	646800	Val/Su SzAd	189.51

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,246	168.930	210,486
SFL	Second Floor	1,246	168.930	210,486
BMT	Basement	1,228	50.680	62,234
TQS	3/4 Story	921	168.930	155,584
OFP	Open Porch	224	23.390	5,239
EFP	Enclos Porch	80	60.030	4,802
WDK	Deck	80	15.680	1,254

Net Sketched Area:	5,025			Total:	650,085
Size Ad	3413	Gross Area	5332	FinArea	3413

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 013.0-0003-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1926	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100

IMAGE

AssessPro Patriot Properties, Inc